



Introduction



What Tender Artistry It Takes To Make A Town

What tender artistry it takes to make a town
and make it true, so that it does not forget its name,
nor the land it came from, the waters, woods and hills,
each rock and meadow etched with memory and hope,
each home as certain as a nest, safe as a harbor.

How fine to have enough, and some to spare
for today's ripe harvest toward tomorrow
and set aside abundance and resolve
for those who lack, so they might someday thrive.
What careful artists' hands trace paths and ways
where pilgrims old and new trade tales and play
in founts and pools, on streetlit summer nights.

So each one add one,' til our fortunes build
and we see ourselves in our neighbor's eyes
and look to where our paths will cross
between the shops, centers, parks, and then
to walk together, and at our path's end
to open up our arms and gather in
those who would make us more than we have been.

What tender artistry it takes to make a town,
and watch it grow, and then to set it free
to find its way, even after we are gone,
to remember us as water knows its shore
by what we've etched, eroded, moved and built,
and what we've left undone, for other days
and dreamers, town builders, creators, with artists' ways.



Poem by Rebecca Meredith
Redmond Poet Laureate 2010-2012

Redmond is a vibrant city in the Seattle metropolitan area with a 2010 population of 54,144. It has a picturesque natural setting with the Downtown located in the Sammamish Valley surrounded by forested hills and flanked by mountain views. Portions of the city border Lake Sammamish and the lake outlets to the Sammamish River which winds up the valley. It has maintained tangible reminders of the area's history and cultural roots.

It is a major employment center, ranking fifth in the central Puget Sound region. It includes a variety of attractive places to live in single-family homes and multifamily apartments and condominiums in residential neighborhoods and manufactured homes both in private parks and integrated into neighborhoods. In the urban centers of Downtown and Overlake, new residential and civic developments are contributing to the area's vibrancy and interest. Redmond's recreational system includes three recreation centers, a pool, more than 40 miles of trails, and a variety of neighborhood, community and resource parks totaling over 1,300 acres.

Shaping and Realizing Our Future

During the last update to the Comprehensive Plan in 2004, participants described their values for the community and vision for the future. Since 2004 the city has grown and developed consistent with that vision. The Comprehensive Plan will continue to guide decisions in order to proceed to that vision for the next planning horizon, to 2030.

One important addition with the 2011 Comprehensive Plan is that it employs sustainability as an organizing principle across the Plan elements. Sustainability is simply defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It includes the interdependent pillars of environmental quality, economic vitality and social equity. Although there are natural limits to our consumption of resources, there should be no limit to our ability to improve our quality of life. Sustainability allows us to preserve and enhance what we have in order to plan for and achieve a livable Redmond community.

Sustainability is an important theme for its global implications. But sustainability also resonates in

Redmond on a local level as reflected in community values. In November 2010, over 85 people described what a sustainable Redmond community means and identified top priorities for implementing these concepts throughout City government and elsewhere in the community. The results are summarized by the following "Sustainability Principles," approved by City Council in January 2011.

Sustainability Principles

In Redmond a sustainable community means:

- Having a shared community identity that is special and unique, based on Redmond's beautiful natural environment, its vibrant employment areas and diverse community of residents;
- Having equitable access to goods, services and employment;
- Having housing choices that are accessible to residents with various incomes, ages and abilities;
- Valuing environmental quality and supporting choices that minimize impacts to the environment;
- Recognizing the importance of community awareness, education and engagement; and
- Having a strong local economy.

The Comprehensive Plan anticipates the next 20 years with the directive of guiding the City's actions through the lens of the sustainability principles. All aspects of the Plan incorporate these principles, and all policies are considered with regard to their consistency with these principles. As a result, the Comprehensive Plan provides the framework to ensure that characteristics community members value today, as well as in the future are recognized and reflected in City decisions as the community continues to grow and evolve. By intentionally weaving sustainability into the fabric of the Comprehensive Plan, we acknowledge the many aspects of the community that are touched by this bedrock principle; we challenge ourselves to think holistically in our planning, decision making and actions.

Planning Framework

In 1990 Washington's Legislature passed the Growth Management Act (GMA) which established planning goals and a system of planning for cities and counties that have experienced rapid growth. As a part of the GMA, King County adopted and the cities' endorsed Countywide Planning Policies (CPPs) which provide a consistent framework to guide each city's plan. The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, and addressing capital facilities that are regional in nature, as well as providing a framework to promote consistency between a multitude of city plans. Also as part of the GMA, the Puget Sound Regional Council adopted Multicounty Planning Policies (MPPs) which are adopted as part of VISION 2040. The MPPs serve as the regional guidelines and principles used for the Regional Council's certification of policies and plans. Cities and counties are required to periodically update their plans to comply with updates in regional and state requirements, as well as changes in local conditions.

What Is a Comprehensive Plan?

The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies primarily to guide the physical development of the city, as well as certain aspects of its social and economic character. The Plan directs regulations, implementation actions and services that support the vision. The Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities and services work together to achieve the desired vision.

While a Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Redmond, while still maintaining the core values of the community.

Who Plans and How?

City of Redmond residents, business owners, employees of businesses located in Redmond, owners of property in Redmond, or just about anyone who is affected by the Plan is invited to help develop and update the Comprehensive Plan. Generally, planning begins with identification of the issues and of the stakeholders. Planning may also be used to refine the overall vision of the city, for subareas, for neighborhoods or related to particular subjects such as transportation. Participants may vary depending upon the scope of the particular issue.

The City Council established a Planning Commission as a means of reviewing proposed changes to the Comprehensive Plan and related data in light of the community vision. It is the Planning Commission's job to hold public hearings, discuss updates and make recommendations to the Council.

Over the years, the City has used a number of methods to encourage community participation in planning. These methods have included community meetings for citywide visioning, neighborhood meetings for smaller planning areas and stakeholder meetings for topical interests. Community forums, open houses, design charrettes and even small meetings hosted in homes throughout the neighborhoods have been held to present ideas and to discover new ones. Surveys and questionnaires are used periodically to reach those who may not be able to make meetings. Established boards or commissions meet regularly and address planning on an ongoing basis. Advisory councils or groups may be used to work through a process with a limited scope or time frame. Redmond's website and a variety of communication technologies have provided a way to advertise meetings and also to seek ideas on planning questions. Ultimately, all major planning decisions fall to the City Council, which is responsible for establishing regulations, programs and planning policies, and also for adopting the City budget.

Planning for Redmond from Small Town to City - Major Highlights

1940s	Land use planning established. Redmond has been incorporated since 1912 but remains a small town.
1940	First zoning ordinance.
1948	Planning Commission established.
1950s	Growth is slow. Jonathan Hartman, serving as volunteer City staff, dedicates a great deal of his time helping to guide much of Redmond's growth for a period of 15 years.
1960s	Early beginnings of formal planning. Redmond population increases sevenfold. Several major annexations take place. Planning efforts are largely directed at protecting neighborhood character.
1963	September 1963, the first Comprehensive Zoning Plan is adopted.
1964	Mayor Graep sets up the first planning department. Jonathan Hartman serves as Redmond's first paid director.
1970s	Redmond citizens decide comprehensive planning is needed to prepare for continuing growth. More annexations add areas in Overlake.
1970	The Planning Commission prepares a Master Plan.
1979	The Community Development Guide is adopted, combining the Comprehensive Plan and the Zoning Code.
1980s	Many new high tech industries start up in Redmond. The city begins to see a growing daytime/employee population, as well as continued growth in the number of residents. Downtown Plan created that envisions a livable downtown that provides employment, shopping, attractive and safe places to live, recreation and civic activities.
1981	Shoreline Master Program adopted. Design Review Board established.
1983	Adoption of the Uniform Building Code.
1986	First neighborhood plan undertaken.
1987	First major facility plan incorporated into Community Development Guide.
1990s	New mandates from the State, such as the Growth Management Act (GMA), add elements to Plan. Redmond's population doubles, and several million square feet of commercial space are added. Areas to the north of the city are annexed.
1992	Sensitive Areas Ordinance adopted to implement long-standing City policies.
1993	New Downtown Plan adopted.
1995	Adoption of updated Comprehensive Plan that meets the State Growth Management Act guidelines, including concurrency requirements. Downtown is designated an Urban Center.
1998	Adoption of design guidelines to meet new legal requirements.

2000s	Residential and commercial growth still continuing. City officials, staff and citizens evaluate the success of the Comprehensive Plan in guiding the proposed growth.
2000/2002	Historic preservation policies and regulations adopted to preserve portions of Redmond's heritage and unique character.
2004/2005	First major update to the GMA Comprehensive Plan adopted. Plan includes greater emphasis on community character, variety in housing, housing to better address workforce needs, transportation choices and connections, and annual monitoring, as well as greater commitment to neighborhood planning.
2006	Redmond receives State of Washington Smart Communities Award for Comprehensive Plan.
2007	Overlake is designated an Urban Center.
2008	Shoreline Master Program (SMP) Update. Region's voters approve Sound Transit 2, which includes funding to extend light rail to Overlake.
2010s	The Urban Center portions of Downtown and Overlake are developing according to the vision identified in the 2004 Comprehensive Plan. Planning for the Redmond Central Connector and Downtown Central Park, along with recent growth in residential development, will transform Downtown. Plans for regional stormwater facilities and the redevelopment of the former Group Health Hospital site are underway in Overlake. Additional neighborhood plans have been updated.
2011	The Community Development Guide is rewritten and adopted as the Zoning Code, transferring portions to the Redmond Municipal Code and restoring the Comprehensive Plan as a separate document.
2011	Second major update to the GMA Comprehensive Plan adopted. Updated Plan reflects Redmond's sustainability principles, complies with state and regional requirements that have changed since 2004, extends the planning horizon to 2030, and incorporates City direction and recommendations from recent studies.
2019	Adoption of citywide Cultural Resources Management Plan.

What Is in This Plan?

This Plan is designed to be a readable and functional document to guide Redmond's future direction. It is the City's policy document.

Each element contains policies, text, charts, tables and, in many cases, maps. The policies are the guiding principles; however, they are often preceded by explanatory text, which describes the context of the policy or reasoning behind the policy. The policies may be supplemented with charts or tables. Policies are numbered and highlighted in bold print. Notation in the elements preceding the policy helps to identify the subject under discussion. All policies beginning with FW are framework policies and guide underlying policies. Each element has a designation, such as HO for housing or UT for utilities. Maps may serve either as being informative like the text or may be a supplement to the policy, such as when it illustrates a service area or facility.

The Plan is organized with the following sections or elements.

Element or Section	Policy Abbreviation	Primary Function
Introduction		Provides overview of the purpose of the document and an explanation of how it was developed.
Goals,Vision and Framework Policies	FW	Sets the overarching goals for the City of Redmond and describes the future vision of what the city will look like and how it will function. These policies guide all others.
Community Character and Historic Preservation	CC	Defines how Redmond views its character and manages and protects its cultural resources.
Natural Environment	NE (SMP)	Addresses stewardship of the natural setting. The Shoreline Master Program (SMP) contains the Natural Environment Element policies.
Land Use	LU	Guides physical placement of land uses.
Housing	HO	Addresses needs and strategies for providing a variety of types of housing.
Economic Vitality	EV	Directs the City's roles and responsibilities in enhancing economic vitality.
Human Services	HS	Defines the City's role in planning and funding human services delivery.
Transportation	TR	Addresses the movement of people and goods.
Parks, Arts, Recreation, Culture and Conservation	PR	Addresses parks, conservation of land through parks, recreational and cultural facilities, the arts, design of facilities and program objectives.
Utilities	UT	Addresses utility infrastructure needs and design.
Capital Facilities	CF	Describes how the City plans for and finances capital infrastructure.
Urban Centers	UC	Provides more specific policies for the City's two urban center neighborhoods: Downtown and Overlake.
Neighborhoods	NP	Provides more specific policies for other neighborhoods of the city.
Annexation and Regional Planning	A	Guides annexation and City interaction within the regional context.
Participation, Implementation and Evaluation	PI	Encourages and guides participation in the planning effort. Ensures implementation occurs and provides an evaluation system to see how the Plan is working.
Shoreline Master Program (Policies contained in NE Element)	SMP	Addresses program affecting certain shorelines designated by the State.
Transportation, PARCC, Sewer, Water and Stormwater Plans		These functional plans guide design, operation and placement of these capital facilities in detail. Adopted by reference.

How Is the Plan Implemented?

A number of tools are used to implement the Comprehensive Plan. The Zoning Code contains a set of regulations to direct land use and design as new development or redevelopment occurs. Growth is also directed in keeping with the City's land use and community character goals through careful planning for the location and sizing of capital facilities. Programs related to the arts, recreation or human services support policies related to cultural, recreational or social needs. Capital facilities enhancements such as decorative street lighting carry out policies on community character. Neighborhood programs, such as the neighborhood enhancement grants or block watch, help implement policies on neighborhood character or safety.

The implementation measures are numerous. Part of the Plan is to ensure that there is monitoring in place to keep track of progress. This is fully discussed in the Participation, Implementation and Evaluation Element. Implementation of Comprehensive Plan policies is monitored through the Community Indicators annual report, as well as overall through performance measures identified through the City's budget process.

Profile of Redmond

Redmond incorporated on December 31, 1912, and remained a small town for many years. With rapid growth that began in the 1970s, the City's population as of 2010 ranked it as the nineteenth largest city in the state.

Redmond in Profile – 2010

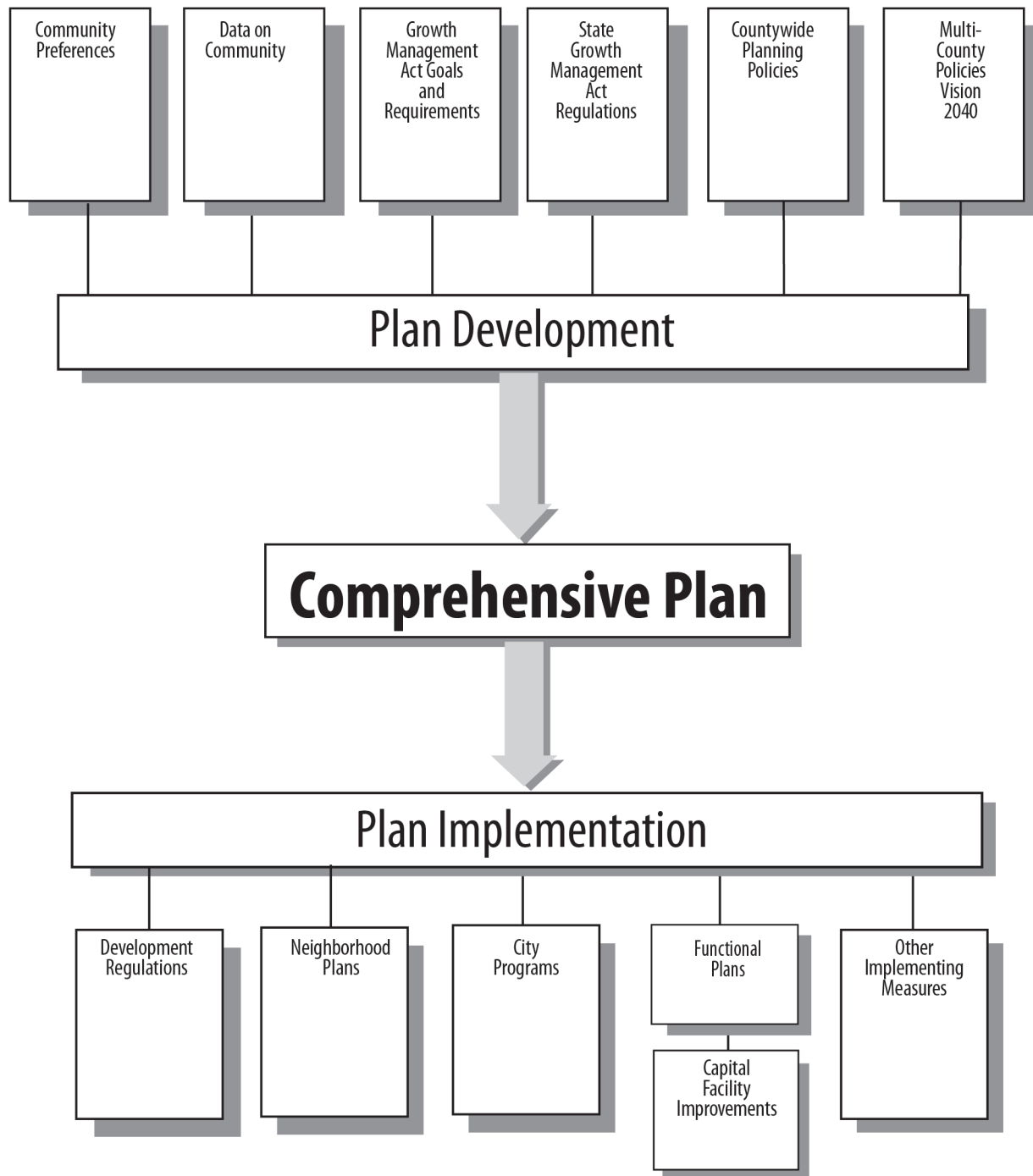
Population:	54,144
Area in Square Miles:	17.14
Miles of Paved Road:	184.9
Acres of Park Land:	1,345*
Miles of Trails:	40.41**
Number of Schools:	9
Rank in Employment: (central Puget Sound region)	5th 77,000 jobs
Top 10 Major Employers:	Microsoft Corporation AT&T Mobility Genie Industries Lake Washington School District Vot Technical Resources Nintendo Honeywell International Eurest Dining Services @ Microsoft United Parcel Service Physio-Control

* Includes 895 acres in Watershed and Farrel-McWhirter Parks which lie outside the contiguous city limit

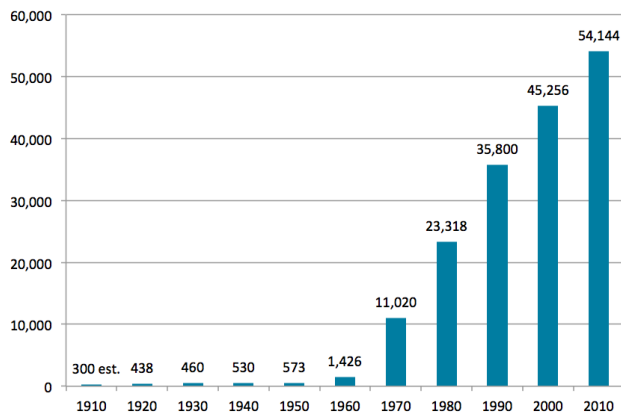
**Includes local and regional trails

As Redmond grew, the community experienced changes in demographics which it will likely continue to see in the future. The city has evolved in size and composition. Redmond's population and household types are changing as reflected in average age, number of persons per household and greater ethnic diversity.

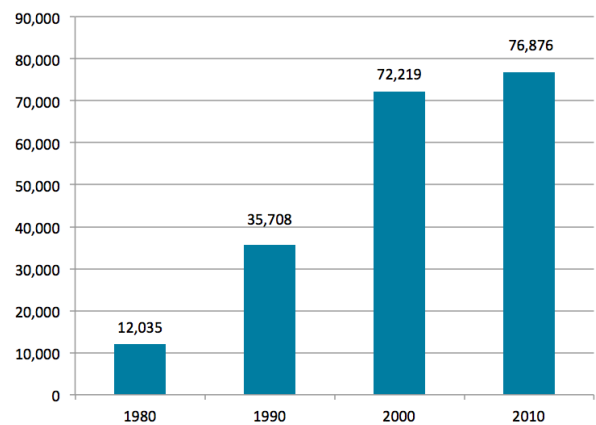
Development and Implementation of a Comprehensive Plan



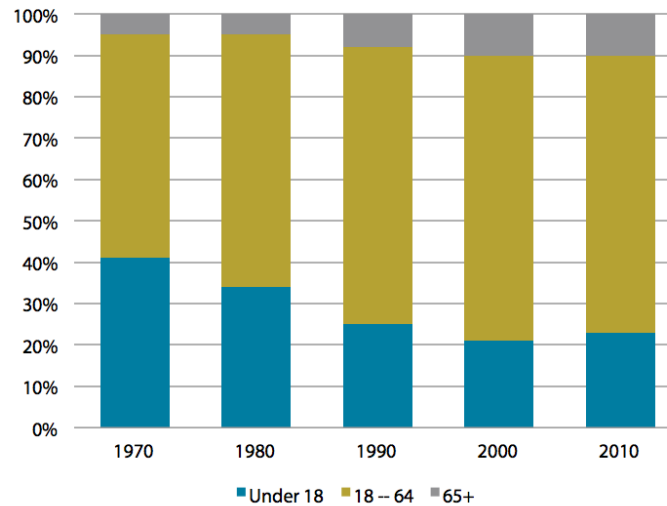
Redmond Population by Decade



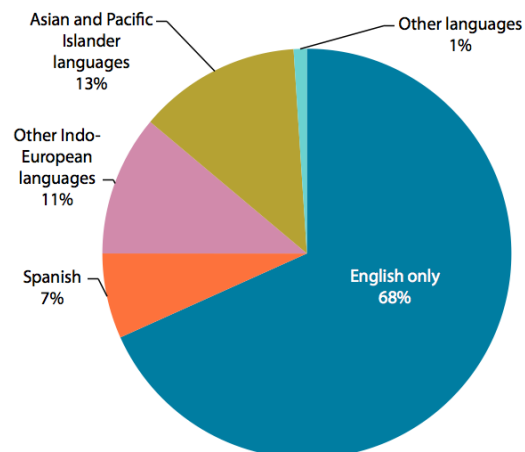
Redmond Employment by Decade



Age Groups - Change by Decade

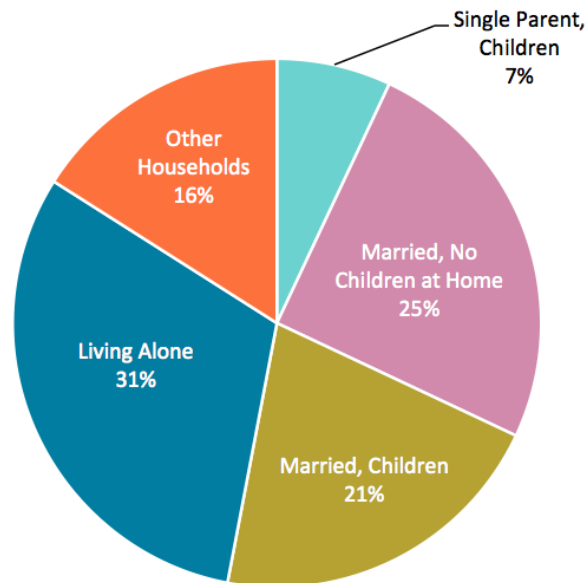


Language Spoken at Home, 2010

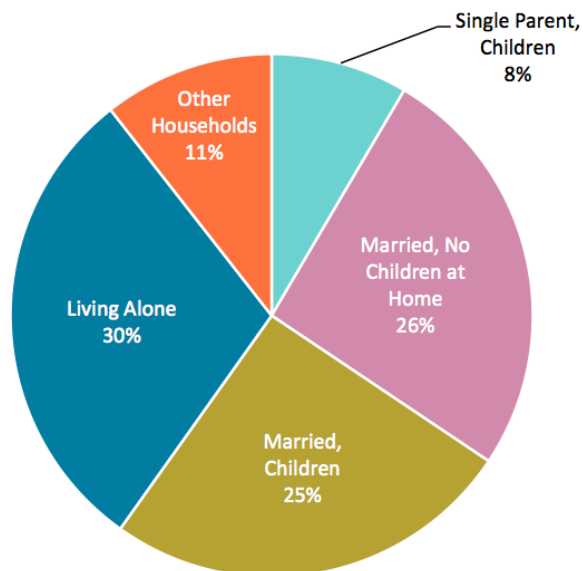


American Community Survey, 2007 – 2009

Household Types, Redmond, 2000



Household Types, Redmond, 2010



	1970	1980	1990	2000	2010
Households	3,239	8,124	14,153	19,102	22,550
Persons per household	3.35	2.83	2.5	2.33	2.3

City History

ġobal First People

Approximately 12,000 years ago, the landscape of present-day Redmond was significantly different. It featured the glacial retreat of the Pleistocene and the first-known human occupation of shorelines in ġobal, the area now known as downtown Redmond, including Bear Creek. Archaeology in the Bear Creek area shows the land's transition to a wetland and eventually to a slackwater environment during the Holocene. A high-energy stream channel was present during a period, represented by coarse-grained sand, silt, and gravel cutting through deeper sediment. (Results of Data Recovery at the Bear Creek Site, Robert E. Kopperl)

Oral histories of Indian tribes refer to living in this area since time immemorial. The table below describes time periods before the present time during which people interacted in different ways with the lands of Puget Sound and Redmond. The descendants of the Bear Creek occupants continued to be drawn to the lake and river valley's abundance of fish and game and conditions suitable for agriculture. Camps were located near the lakes and streams though

Dates Before Present (BP)	Analytical Period
14,000 to 12,000 BP	Period 1: Mobile foragers - colonization
12,000 to 8,000 BP	Period 2: Mobile foragers - localized adaptation
8,000 to 5,000 BP	Period 3: Foragers with decreasing mobility
5,000 to 2,500 BP	Period 4: Semi-sedentary foragers/collectors
2,500 to 200 BP	Period 5: Semi-sedentary collectors

Sources: Kopperl et al. 2016, Peregrine and Ember 2001. Additional information: Redmond Cultural Resources Management Plan.

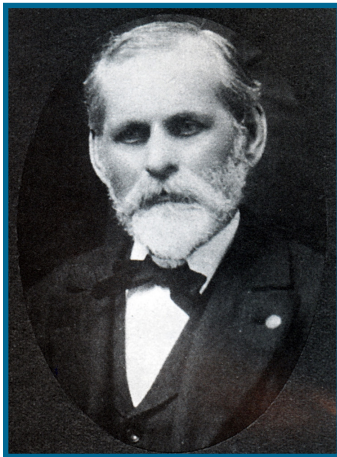
other camps were located in upland regions such as in current-day Education Hill. Many also gathered here for trade and community events. Traditional pathways, much like today's trails, connected people to key destinations such as fish weirs, cedar groves, berry thickets, and cultural places.

Redmond's Early Days

The descendants of the first people built longhouses and continued to camp seasonally along the Sammamish River and Bear Creek. The introduction of diseases from early hunters, trappers and explorers reduced native populations by the time early settlers began to arrive in the 1870s to homestead. The 1880 Census showed 50 people, 13 of which were Native American.

Two noted families that settled large areas of Redmond were the McRedmonds and the Perrigos. Due to the abundance of dog salmon (chum salmon), the settlement was first named Salmonberg and then for a short time Melrose. The name then changed to Redmond when Luke McRedmond petitioned to change the post office name from Melrose. Between the post office name and his donation of land to site the Redmond depot for the newly arriving Seattle Lake Shore and Eastern rail line, the name Redmond stayed with the town.

The earliest industry was logging aided by the rail line. Loggers felled some trees with enormous girths of up to 10 feet or more. A host of sawmills producing board lumber and shingles were built in and around the current city. Redmond's downtown supported this industry with hotels, saloons and trading posts. The desire to license saloons along with the desire for a proper water source led to incorporation in 1912.



Warren Perrigo

In order to meet the requirements of the Homestead Act, much of the land was settled and farmed long enough to acquire ownership. As the timber industry began to fade in the 1920s, agriculture became the mainstay of the community and remained so for many decades.

Small increments of growth took place due to development of the Lake Washington shipyards in the 1940s and then the installation of the military Nike bases in the 1950s; however, the town grew more in land size than in population. It still retained much of its agricultural roots with a feed mill located downtown. By the end of the 1950s, Redmond had a total of 3.73 square miles, and yet by 1960 the population was only 1,453 persons. More annexations took place in the next decade and added the remainder of Education Hill, most of Overlake, and large sections of Grass Lawn and Willows/Sammamish Valley.

Redmond's Growth Period

By the end of the 1970s, Redmond's land area increased to 13.16 square miles. The real change in growth came when the Evergreen Point floating bridge opened in August 1963. SR 520 was then extended to 148th Avenue NE, opening up the area to suburban residential development. In the late 1970s, an additional section of SR 520 that bridged the Sammamish River and extended to the intersection of Redmond Way was completed. These improvements had a significant effect on the size of the town

as it grew in 1970 to 11,031 and doubled that in 1980. Beginning in the 1970s and into the 1980s, Redmond began to see a strong growth in high tech industries with such companies as Physio-Control (electronic medical devices), Data I/O, Integrated Circuits (computers), Nintendo and then Microsoft, which moved its headquarters to Redmond in 1986. In this period there were also other industries that affected growth, such as H&N International (chicken hatchery), Genie (mechanical lifts), and several water ski manufacturers, as well as a major facility built by an established company, Safeco Insurance. Also in the early 1980s, the missing link of SR 520 between 148th Avenue NE and the bridge over the Sammamish River was completed. By 1990 Redmond had a population of 35,800, was recognized as the headquarters for Microsoft, and had still managed to keep much of its small-town charm.



Historical logging

Current Highlights

Redmond kept a remnant of its agricultural industry through the 1990s until the feed mill and the Keller Dairy finally ceased operations. Redmond is now a major city in the Seattle region with a 2010 population of 54,144. During the day the city increases to a population of 98,000 due to the combination of residents at home and employees. It has retained many of the high tech industries, as well as other diverse businesses, including seafood processing, package delivery and medical services.

The Downtown is becoming more active and walkable with the inclusion of more residences, as

well as shopping, entertainment and cultural attractions. Redmond Town Center, a major location for shopping, employment, tourist activity and public gatherings, anchors one portion of the Downtown and is connected by the Sammamish River Trail to the municipal campus. The Redmond Central Connector and Redmond Central Park will provide significant public spaces that will enable further development of the Downtown into a pedestrian-friendly, vibrant urban center. In spite of many changes Downtown, the City has retained its historic core and is working hard to protect its heritage.

Overlake is poised for significant growth encouraged by City planning and investment for a variety of public facilities and light rail service starting in 2023. Already, Overlake is home to a variety of advanced technology corporations both large and small. Overlake Village, in the southern part of Overlake, is a local and regional retail destination. Over time, thousands of new residents are anticipated to move to Overlake Village as the area transforms to include mid-rise apartments and condominiums, urban parks and plazas, and a transportation network that supports mobility by transit, cars, bicycle and foot.

Police, fire, parks, transportation and utilities continue to provide quality service. Residential neighborhoods remain quiet, safe places to live. The Sammamish Valley remains an open vista of green flanked by hillsides that have retained much of the woodland character.

Future

Planning for a sustainable future that anticipates growth and change presents challenges. The community has provided input into how Redmond can accomplish this, as articulated by six Sustainability Principles. People have stated they would like to see protection of the natural environment, protection of Redmond's heritage and character, a greater number of transportation choices, a wide range of places for socializing and recreation, a healthy economy and a more diverse set of housing choices.

The Comprehensive Plan sets out the policies to reflect these community values and guide decisions about growth and change. It begins by laying out the main principles in the Goals, Vision and Framework Policies Element and follows with other elements that support that vision. It is a statement of Redmond's goals for the future and how these goals will be achieved in a sustainable manner.